

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 14, 2007**

MEMBERS PRESENT

John Cain
Don Crohan
John Lackey
Steve Lane
Robert Medaugh
Pete Mosely
Tom Murdic
Paul Pratt, Jr.
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Jama Olsen, Planner
Kristi Earwood, Attorney for Planning & Engineering
Sheila Myers, Planning Assistant
Lania Escobar, Planning Secretary
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 14, 2007, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Fisher was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Withdrawal of Items 11, 16 and 17.
2. Draft of the Comprehensive Plan should be ready for distribution in a few weeks.
3. Appointment of Holli Givens to the Williamson County Planning Commission.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 10, 2007 meeting.

A motion was made by Commissioner Crohan to approve, and seconded by Commissioner Mosely.

CONSENT AGENDA:

BONDS:

1. **Arrington Vineyards (a.k.a Firefly)** – Performance Bond for Landscaping - \$25,700
Recommendation: Extend the current amount for a period of six (6) months.
2. **Kinnard Springs, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Release the bond.
3. **Laurel Hill** – Maintenance Bond for Roads, Drainage and Erosion Control \$50,000.
Recommendation: Release the bond.
4. **Laurelbrooke, Section 10-B** – Performance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Extend the current amount for a period of six (6) months.

5. **Laurelbrooke, Section 11-A** – Performance Bond for Roads, Drainage and Erosion Control - \$65,000.
Recommendation: Extend the current amount for a period of six (6) months.
6. **Saddle Springs, Phase 2A, Section 4** – Performance Bond for Sewer Collection System - \$24,638.
Recommendation: Extend the current amount for a period of one (1) year.
7. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend the current amount for a period of six (6) months.
8. **Watkins Creek, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend the current amount for a period of six (6) months.

FINAL PLATS:

23. **Final Plat Review for Abington Ridge, Phase 3B, containing 6 lots on 4.56 acres located off Murfreesboro Road in the 4th Voting District (1-2007-412).**

This plat is in order. Approval is recommended pending:

1. The posting of a performance bond for the sewer collection system in the amount of \$24,200;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. The existing tree line is to be protected via an easement and a statement added to the face of the plat protecting the “bufferyard”.

25. **Final Plat Review for King’s Chapel, Phase 2B, containing 12 lots on 7.20 acres located off Murfreesboro Road in the 5th Voting District (1-2007-411).**

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond in the amount of \$144,000 for roads, drainage, and erosion control;
2. Posting of a performance bond in the amount of \$30,000 in favor of Milcrofton Utility District for water line and fire protection improvements;
3. Posting of a performance bond in the amount of \$32,500 for the sewer collection system;
4. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. The existing tree line is to be protected via an easement and statement noted on the face of the plat protecting the “bufferyard”.

Chairman Lackey asked for any comments.

Ms. Earwood indicated that due to a potential conflict of interest that she would not be participating in this matter.

There being no comments, Commissioner Lane made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Cain seconded the motion, which passed with Commissioner Pratt abstaining due to a potential conflict of interest.

PUBLIC HEARINGS:

ITEM 9

**SITE PLAN AND CONDITIONAL USE REVIEW FOR A TEMPORARY
FIREWORK STAND ON 1.00 ACRE LOCATED AT 4133 OLD HILLSBORO
ROAD IN THE 2ND VOTING DISTRICT (5-2007-022).**

Ms. Haines reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. That the time period for this condition use be limited to fifteen (15) days annually; specifically from June 20 to July 5;
2. Any proposed signs must be approved by the Williamson County Codes Compliance Office prior to June 20, 2007 and June 20, 2008;
3. Provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 20, 2007 and June 20, 2008 naming Williamson County as an additional insured; and
4. That approval is granted for two (2) years per Section 4200 (D). If site plan is amended within the two year period, it must be re-reviewed by this body.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

Commission Pratt inquired as to whether this site would warrant a police officer for traffic problems.

Ms. Haines stated that Staff has not received any complaints about traffic problems at this location. There is parking along Old Hillsboro Road and a wide shoulder area for parking, as well as parking areas on Floyd Road.

Commissioner Walton inquired as to whether there should be any fireworks allowed in the County due to the drought situation. He also wanted to know who would make this judgment or if it could be done at all.

Ms. Earwood stated that the County did not have any ordinance prohibiting fireworks.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

ITEM 10

**SITE PLAN AND CONDITIONAL USE REVIEW FOR A TEMPORARY
FIREWORK STAND ON 1.00 ACRE LOCATED AT 1883 LEWISBURG PIKE IN
THE 3RD VOTING DISTRICT (5-2007-023).**

Ms. Haines reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. That the time period for this condition use be limited to fifteen (15) days annually; specifically from June 20 to July 5;
2. Any proposed signs must be approved by the Williamson County Codes Compliance Office prior to June 20, 2007 and June 20, 2008;
3. Provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 20, 2007 and June 20, 2008 naming Williamson County as an additional insured;
4. The applicant shall provide a copy of the rental agreement prior to the June 20, 2008 approved time period; and
5. That approval is granted for two (2) years per Section 4200 (D). If site plan is amended within the two year period, it must be re-reviewed by this body.

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 11

**SITE PLAN AND CONDITIONAL USE REVIEW FOR A GOOSE CREEK
PLANT AND GARDEN LOCATED ON .92 ACRES AT 1282 LEWISBURG PIKE
IN THE 10TH VOTING DISTRICT (5-2007-025).**

This item was withdrawn.

ITEM 12

**SITE PLAN AND CONDITIONAL USE REVIEW FOR ABERNATHY
ENTERPRISES (RESIDENTIAL BUSINESS) ON 1.50 ACRES LOCATED AT
8978 HORTON HIGHWAY IN THE 3RD VOTING DISTRICT (5-2007-027).**

Ms. Olsen reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. All signage be approved per Ordinance requirements; and
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, and limits listed by the applicant's Letter of Intent (Attachment 12-2)

Chairman Lackey opened the Public Hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 13

SITE PLAN AND CONDITIONAL USE REVIEW FOR THOMAS LANDSCAPING, (RESIDENTIAL BUSINESS), ON 19.07 ACRES LOCATED AT 2825 SANFORD ROAD IN THE 5TH VOTING DISTRICT 5-2007-029).

Ms. Olsen reviewed the background (see Staff report) recommending denial of this request.

Chairman Lackey opened the Public Hearing.

Mr. Lonnie Bowden, 3019 McCanless Road, does not believe this location is appropriate for this type of business due to the curve of the road. He believes it would be a traffic hazard. He agrees with Staff that this request should be denied.

Mr. Doyle Vantrease, 2829 Sanford Road, said he was asked by the community to speak on their behalf in regards to this request. The community is opposed to this business and has submitted to the Planning Commission a petition with 41 signatures opposing this use. They are concerned about the location not having sewer available. They feel this type of business should not be classified as residential but should be considered commercial instead. He stated that heavy equipment goes in and out of this site at all hours. The residents are having problems with dust, smoke and other hazards that the operation of this business are creating. There are oversized trailers and heavy equipment pulling in and out of this location and it is on a dangerous curve. The residents feel this is a traffic hazard to all of the community. They also feel this business should be located at a commercial location and not in a residential neighborhood.

Mr. David Thomas, 2830 Sanford Road, asked for clarification of the term "Conditional Use".

Chairman Lackey explained it meant that this type of use had to be brought before the Planning Commission for a Public Hearing. It also allows the Planning Commission to impose additional conditions for the approval of the project if they deem necessary

Mr. Billy Jones, 2820 Sanford Road, stated he understands that a person has to make a living, but he feels a residential community is not the place. The people moved there for the peace and quiet of the area and this goes against that. He distributed photos of the property and what is going on there. He believes this is in extreme excess of what the applicant has proposed.

Ms. Gwen Rippy, 2811 Sanford Rd, stated that in the applicant's letter he indicated the business would be in operation 6 days a week. She lives next door and he is operating 7 days a week.

There being no one else wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments.

Mr. Tom Pachan, 2825 Sanford Road, the applicant, stated he is in the process of building his home on this property and that the work being done on Sunday is on his home. He also stated he is 10 days away from getting his Certificate of Occupancy. He would like to defer this item until the July 12, 2007 meeting.

Chairman Lackey asked the applicant how many pieces of equipment he owns and has stored at this location.

Mr. Pachan stated he had three trucks, four trailers and a backhoe. He stated the equipment has been at this location because he has been doing all the work on his home himself. The house should be finished in 10 days. The plants that are on this site will be gone the weekend of July 16, 2007.

After further discussion, Mr. Pachan stated he probably had 12 or 13 pieces of equipment.

Chairman Lackey stated he believes this proposed business is beyond what is considered a residential business.

Commissioner Medaugh made a motion to defer this item until the July, 2007 meeting. Commissioner Mosely seconded the motion, which passed with Commissioner Walton, Commissioner Crohan, Chairman Lackey, and Commissioner Cain voting "No".

NON-RESIDENTIAL SITE PLANS:

ITEM 14

NON-RESIDENTIAL SITE PLAN REVIEW FOR CURREY INGRAM ACADEMY, 4TH BUILDING, CONTAINING 82.79 ACRES LOCATED OFF MURRAY LANE IN THE 8TH VOTING DISTRICT (5-2007-031).

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request with the following stipulations;

1. Posting of a new landscaping bond in the amount of \$15,500 specifically for the parking area of this new building; and
2. Completion of an Affidavit of Compliance ensuring the following:
 - a) That an engineer licensed in the State of Tennessee certify, upon completion, that construction has occurred per the approved plan; and
 - b) That any proposed signage be approved by the Codes Compliance Office.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed with Commissioner Walton abstaining due to a potential conflict of interest.

ITEM 15

NON-RESIDENTIAL SITE PLAN REVIEW FOR DEER RUN RETREAT, CONTAINING 75.96 ACRES LOCATED OFF PERKINS ROAD IN THE 2ND VOTING DISTRICT (5-2007-030).

Mr. Matteson reviewed the background (see Staff report) recommending deferral until the July 12, 2007 meeting. Mr. Matteson indicated that the applicant is in agreement with the deferral recommendation.

Chairman Lackey asked for any comments.

Commissioner Murdic stated he was concerned about the ingress / egress to the lodge. He felt the site distance needed to be looked at further.

There being no other comments, Commissioner Sanders made a motion to accept Staff's recommendation to defer the item to the July, 2007 meeting. Commissioner Lane seconded the motion, which passed by unanimous vote.

RESIDENTIAL SITE PLANS:

ITEM 16

RESIDENTIAL SITE PLAN REVIEW FOR STILLWATER, CONTAINING 495 LOTS ON 743 ACRES LOCATED OFF PATTON RD IN THE 5TH VOTING DISTRICT (1-2007-202).

This item was withdrawn.

ITEM 17

RESIDENTIAL SITE PLAN REVIEW FOR LAURELBROOKE REVISED SITE PLAN, CONTAINING 311 LOTS ON 564 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT (1-2007-203)

This item was withdrawn.

SKETCH PLANS:

ITEM 18

SKETCH PLAN REVIEW FOR IVAN CREEK, CONTAINING 61 LOTS ON 127.76 ACRES LOCATED OFF PEYTONSVILLE RD IN THE 3RD VOTING DISTRICT (1-2007-106).

Mr. Matteson reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for review/approval by the County Engineer. Such would include the turn lane improvements, which must also be approved by the County Highway Department;
2. Submission of water plans for review/approval by Milcrofton Utility District; and
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning. The approved HOA documents must be recorded prior to the recording of the Final Plat;

2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
7. Dedication of right-of-way 30 feet off centerline of Peytonsville Road.

Chairman Lackey asked for any comments.

Mr. Joey Wilson, Wilson & Associates, was in attendance for any questions.

Commissioner Pratt inquired about the cul-de-sac and if there was a site distance problem at this location

Mr. Wilson stated after several meetings with Staff, it was decided that one entrance would be sufficient.

Chairman Lackey asked if the cul-de-sac would require a variance.

Mr. Wilson stated that it would require about 760 feet of additional length.

Commissioner Mosely asked if slippage soils would be a problem.

Mr. Wilson stated he believed the soils could be adequately addressed through engineering.

Commissioner Crohan asked if the cul-de-sac length variance could be avoided by connecting the other cul-de-sac to Ivan Creek Lane.

Mr. Wilson stated this was looked at and a previous layout was redesigned to eliminate crossing over a Water Way Natural Area. This layout was taken from meetings with Planning and Engineering due to some grading issues in the cul-de-sac area.

Commissioner Crohan stated he would like for this to be looked at further before it comes back to the Planning Commission.

No vote was required.

PRELIMINARY PLATS:

ITEM 19

PRELIMINARY PLAT REVIEW FOR BELLE VISTA, PHASE 3, CONTAINING 36 LOTS ON 20.49 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT (1-2007-309)

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Preliminary Plat along with the request for the variances for 125 feet on Holcombe Lane from 10% to 13.83% grade and 20.61 feet on Melander

Court from 10% to 12.75% grade. In conjunction with consideration of the Final Plat, the following items must be addressed:

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of performance bonds for water improvements in favor of H.B. & T.S. Utility district;
3. Establishment of performance bonds for the sewer collection system;
4. Submission of landscaping plans and establishment of an appropriate performance bond for landscaping;
5. Payment of \$467.50 per lot as mitigation funds in lieu of roadway improvements (Traffic Shed 24); and
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater improvements.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 20

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, SECTION I, (REVISED), CONTAINING 48 LOTS ON 111.80 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2007-308).

Ms. Haines reviewed the background (see Staff report) recommending if approval of this request is granted the following stipulations must be met:

1. Submission of a list indicating all current owner(s) with corresponding lot numbers in Section I along with a corresponding signature line(s) within the Owners Certificate;
2. Submission of written proof that the owners of lots 201, 202 and 203 within Section 2A consent to the revised amenity area location; and
3. Signature of the HOA Certificate by the appropriate representative.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Cain made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 21

PRELIMINARY PLAT REVIEW FOR CARTWRIGHT CLOSE, CONTAINING 23 LOTS ON 143 ACRES LOCATED OFF HIDDEN VALLEY RD IN THE 8TH VOTING DISTRICT (1-2007-310).

Mr. Holmes reviewed the background (see Staff report) stating the applicant has requested deferral until the July 12, 2007 meeting and Staff concurs.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to defer this item until the July 12, 2007 meeting. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 22

PRELIMINARY PLAT REVIEW FOR CASCADE ESTATES, PHASE 1, CONTAINING 50 LOTS ON 94.10 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3RD VOTING DISTRICT (1-2007-305).

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Preliminary Plat with the additional conditions that any necessary wetlands mitigation must be approved by the appropriate agencies prior to the issuance of a Land Disturbance Permit and that lots be renumbered starting with 101.

In conjunction with consideration of the Final Plat, the following items must be addressed:

1. Prior to consideration, the applicant shall submit H.O.A. documents for review and approval by the County Attorney for Planning's office. The approved H.O.A. documents must be recorded prior to the recording of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements (both on and off-site) in favor of H.B. & T.S. Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Submission of landscaping plans, including barrier fencing, if applicable, and establishment of appropriate performance bonds for landscaping;
6. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
7. Dedication of right-of-way forty-two (42) feet off the centerline of Lewisburg Pike and twenty-five (25) feet off the centerline of Wilhoite Road.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 23

FINAL PLAT REVIEW FOR ABINGTON RIDGE, PHASE 3B, CONTAINING 6 LOTS ON 4.56 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 4TH VOTING DISTRICT (1-2007-412).

This item was a part of the Consent Agenda.

ITEM 24

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 2A, (REVISED),
CONTAINING 21 LOTS ON 22.02 ACRES LOCATED OFF MURFREESBORO
ROAD IN THE 5TH VOTING DISTRICT (1-2007-410).**

Ms. Haines reviewed the background (see Staff report) recommending if approval of this request is granted the following stipulations must be met;

1. Applicant provide a list of all current owners with corresponding lot numbers in Section 2A along with corresponding signature lines within the Ownership Certificate; and
2. Signature of the HOA Certificate by the appropriate representative.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

ITEM 25

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 2B, CONTAINING 12
LOTS ON 7.20 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH
VOTING DISTRICT (1-2007-411).**

This item was a part of the Consent Agenda.

OTHER BUSINESS:

ITEM 26

WILLIAMSON COUNTY CODE OF ETHICS.

Ms. Earwood, County Attorney for Planning & Environment reviewed the Williamson County Code of Ethic (see attachment 26-1).

Chairman Lackey asked for any comments.

There were none. No action was needed.

ITEM 27

ELECTION OF OFFICERS.

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Lane nominated Chairman Lackey. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman for the Planning Commission.

Commissioner Murdic nominated Commissioner Medaugh. Commissioner Pratt seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Sanders nominated Mr. Matteson. Commissioner Lane seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-temore.

Commissioner Sanders nominated Ms. Haines. Commissioner Lane seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 8:25 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JULY 12, 2007.**

CHAIRMAN JOHN LACKEY